

**ONEIDA COUNTY PLANNING & ZONING**  
**June 7, 2006 - 2:30 P.M. –PUBLIC HEARING - COMMITTEE ROOM #2**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 5450**

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Members present: Chairman Bob Metropulos  
Larry Greschner  
Ted Cushing  
Frank Greb – excused absent  
Scott Holewinski

Department staff present: Karl Jennrich, Zoning Director  
Nadine Wilson, Land Use Specialist  
Steve Osterman, Planning Manager  
Mary Bartelt, Typist III

Other Department staff  
Present:

See Attached Guest List:

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Call To Order:

Chairman Metropulos called the meeting to order at 2:37 p.m., in Committee Room #2, Oneida County Courthouse, Rhineland, WI 54501 in accordance with the Wisconsin Open Meeting Law.

Discussion/decision to approve the agenda

**MOTION (Ted Cushing/Scott Holewinski) to approve the June 7, 2006 Public Hearing agenda. All “aye” on voice vote. Motion carries.**

**Conditional Use Permit Application** of Three Lakes Truck & Equipment, Inc., to construct a commercial post frame structure for cold storage, on property described as SW SW, Section 8, T38N, R11E, in the Town of Three Lakes, PIN# TL 472-3. General location of property being the corner of Javen Rd. & Winkler Rd.

Karl Jennrich, Zoning Director, read the Notice of Public Hearing into the record and offered proof of publication from the Rhineland Daily News, published on May 23, 2006 and May 30, 2006 and Vilas County the week of May 30, 2006. The Notice was posted on the Oneida County Courthouse Bulletin Board on May 19, 2006. Mr. Jennrich noted that the notice recipient list was part of the record and was available for review. The certified and first class mailing list was read into the record.

Mr. Jennrich read the following correspondence into the record:

NOTE: The Town of Three Lakes Town Board met on Tuesday June 6, 2006 with no response yet.

Nadine Wilson, Land Use Specialist, read the General information into the record. (EXHIBIT # 1)

There is an existing business already on the property. The Three Lakes Truck & Equipment, Inc. is proposing to construct a commercial post frame structure for cold storage for equipment parts and storage. Some of the area outside will be used for open storage and equipment and according to the P & Z ordinance, a CUP must be applied for. No storage of gasoline, hazardous chemicals, etc. will be permitted. There are State approved plans for the building along with a building permit in the file.

The General Standards were sent out to the P & Z Committee along with the review and if the Committee finds that the standards have been met and recommends approval, Staff would suggest the following conditions be placed on the CUP:

1. Nature and extent of the CUP not changed from that described herein
2. Zoning permit construction of the pole building, State approved plans if applicable. NOTE: State approved plans in the file
3. Stormwater runoff must be properly retained on property and cannot direct stormwater on the Javen Road or Winkler Road
4. Vegetative buffer no less then 20' wide to be maintained along Javen Road and also run from the corner of Javen and Winkler's Road, 200' along Winkler's Road with property line. Vegetative areas indicated on map and submitted by the applicant
5. Area for outside storage to be identified on map and in close proximity to storage building as not to disturb vegetative buffer
6. No storage of hazardous materials/chemicals permitted
7. Outdoor lighting shall be directed downward and shielded from above. Care should be taken to prevent light pollution.
8. Signage in accordance with the Oneida County Zoning and Shoreland Protection Ordinance.
9. Town of Three Lakes Concerns

Chair Metropulos asked if anyone wished to speak for or against the Conditional Use Permit Application.

Chair Metropulos asked a second time if anyone wished to speak for or against the Conditional Use Permit Application.

**2:44 P.M.** The public hearing was closed from any further public comment.

**MOTION: (Ted Cushing/Scott Holewinski) to approve the Conditional Use Permit Application for Three Lakes Truck & Equipment, Inc., Item #3 on today's agenda, which meets all the requirements as outlined by staff and it follows the concerns as outlined by staff and that a letter from the Town be received approving this project and that the General Standards have been met. All "aye" on voice vote. Motion carries.**

**Conditional Use Permit Application** of TPM Rentals LLC, owner, to construct a 48' x 120' pole building to be used for a storage business at 2539 County L, further described as being in the SW SE, Section 22, T36N, R6E, in the Town of Nokomis, PIN# 341-8.

Karl Jennrich, Zoning Director, read the Notice of Public Hearing into the record and offered proof of publication from the Rhinelander Daily News, published on May 23, 2006 and May 30, 2006 and the Tomahawk Leader the week of May 30, 2006. The Notice was posted on the Oneida County Courthouse Bulletin Board on May 19, 2006. Mr. Jennrich noted that the notice recipient list was part of the record and was available for review. The certified and first class mailing list was read into the record.

Mr. Jennrich read the following correspondence into the record:

1. Letter dated June 5, 2006 from the Town of Nokomis – approved

Nadine Wilson, Land Use Specialist, read the General Information into the record. (EXHIBIT # 2)

The zoning district is #07 and located 500' within the centerline of Highway "L", the back part of this property is zoned #02 Single Family. A pole building 48 x 120' for cold storage rental of pontoons, campers, motorhomes, etc. is being proposed. An open yard area in the front of the building will also be used for storage. Applicant states that this will primarily be used during the winter months for storage. No storage of gasoline, hazardous chemicals, etc. will be permitted.

The General Standards were sent out to the P & Z Committee along with the review and if the Committee finds that the standards have been met and recommends approval, Staff would suggest the following conditions be placed on the CUP:

1. Nature and extent of the CUP not changed from that described herein
2. Zoning Permit for construction along with State approved plans (In file)
3. Stormwater runoff must be properly retained on property, cannot direct stormwater onto Highway L
4. Area designated for outside storage to be identified on the map
5. No storage of hazardous materials/chemicals
6. Storage of inoperative/salvage vehicles not permitted with this permit approval
7. Outdoor light shall be directed downward and shielded from above. Care should be taken to prevent light pollution
8. All Local and State licenses to be obtained prior to operations
9. Signage in accordance with the Oneida County Zoning and Shoreland Protection Ordinance
10. Town of Nokomis (No Concerns)

Chair Metropulos asked if anyone wished to speak for or against the Conditional Use Permit Application.

Chair Metropulos asked a second time if anyone wished to speak for or against the Conditional Use Permit Application.

**2:50 P.M.** The public hearing was closed from any further public comment.

**MOTION: (Larry Greschner/Ted Cushing) to approve Conditional Use Permit Application for TPM Rentals LLC, Town of Nokomis, Item #4 on today's agenda, with staff concerns and any Town of Nokomis concerns and the General Standards of Approval having been met. All "aye" on voice vote. Motion carries.**

**Rezone Petition #07-2006** for John & Sue Palubicki, owners, to rezone property from #02 Single Family Zoning District and #07 Business Zoning District to all #07 Business Zoning District on property described as being Lot A, SM B3616, located in part of the SE SE and part of Gov't Lot 1, Section 35, T37N, R8E, in the Town of Newbold, PIN# 400-7. General location of property being close to Forest Loop Rd.

Karl Jennrich, Zoning Director, read the Notice of Public Hearing into the record and offered proof of publication from the Rhinelander Daily News, published on May 23, 2006 and May 30, 2006. The Notice was posted on the Oneida County Courthouse Bulletin Board on May 19, 2006. Mr. Jennrich noted that the notice recipient list was part of the record and was available for review. The certified and first class mailing list was read into the record.

Mr. Jennrich read the following correspondence into the record:

1. Letter dated 5/15/06 – Town Board of Newbold – approved on 5/11/06
2. Letter dated 6/2/06 – Edmond Swenson – opposing rezone

Steve Osterman, Planning Manager, read the General Standards under Sec. 9.86F into the record. (EXHIBIT #3)

Back in 2002 the Town of Newbold rezoned the 30 of the 40 acres along Highway K and 47 from Single Family to Business, but excluded a 10 acre portion because Mr. Osterman was told that it was zoned Residential. Mr. Palubicki's property includes two ten and half acres is zoned business and the balance of Mr. Palubicki's property is zoned Single Family. Therefore, he is split zoned and would like to make his property all zoned Business. Mr. Palubicki would like to relocate his shop "Victory Janitor" and possibly build a new shop on this property and also a new home.

Steve Osterman, Planning Manager, read the General Standards under Sec. 9.86F into the record. (EXHIBIT #3)

Chair Metropulos asked if anyone wished to speak for or against the Conditional Use Permit Application.

Chair Metropulos asked a second time if anyone wished to speak for or against the Conditional Use Permit Application.

**3:05 P.M.** The public hearing was closed from any further public comment.

**MOTION: (Scott Holewinski/Larry Greschner) that the General Standards for Approval have been met and that we forward Rezone Petition #07-2006 on to the County Board. All "aye" on voice vote. Motion carries.**

Adjourn

**3:06 P.M.** There being no further matters to lawfully come before the Committee; a motion was made by Larry Greschner second by Scott Holewinski to adjourn the meeting. All ayes on voice vote.

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Chairman Bob Metropulos

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Karl Jennrich, Zoning Director